

TOWN OF NEW GLARUS
PLAN COMMISSION MEETING
JUNE 22, 2016
MINUTES

ATTENDING: Chris Narveson, John Ott, Robert Elkins, Dean Streiff, John Freitag, Craig Galhouse, and Maegan Roesslein – Deputy Clerk.

ABSENT: Reg Reis

ALSO ATTENDING: Margaret Howden, Al Lienhardt, Lexie Harris, Aaron and Jamie Jackson, Mary Ann Oemichen, Mary Falk, and Jeffrey Wells.

1) Temperary Chairman:

- a) J. Ott nominated J. Freitag as temporary chairman until C. Narveson arrives. B. Elkins 2nd. Motion carried.

2) Call Meeting to Order:

- a) J. Freitag called the meeting to order at 7:00pm.

3) Review Proof of Posting:

- a) M. Roesslein attested to proper posting.

4) Approve Minutes from May 11, 2016:

- a) C. Narveson arrived at 7:06pm.
- b) J. Ott stated we should change the wording for 9b3 to, “you are selling the land with the appropriate number of splits unless there is an agreement that no building sites are designated for that parcel or unless it is designated as open space.”
 - i) J. Ott moved to approve May 11, 2016 minutes as amended. B. Elkins 2nd. Motion carried.

5) Public Comments:

- a) None.

6) Farmers Grove Road:

- a) C. Galhouse motioned to approve Lot 1 of CSM 2484 as a buildable lot. J. Freitag 2nd. Motion carried.

7) Hoesly Split:

- a) Jim Hoesly would like to separate the house from the farm. He would like separate entities in case something were to happen to his wife or himself. This way their children would be able to sell the house.
 - i) J. Ott moved to approve Hoesly Split. D. Streiff 2nd. Motion carried.

8) Howden Property:

- a) Al Lienhardt stated the surveyor is coming back tomorrow. They are here to let us know where they are at in the process. Al Lienhardt asked if the two acre building acres have to touch as well. J. Ott replied that they do. C. Gallhouse said to make sure to check with the surveyor about possible complications with the driveway(s). C. Narveson stated that they need to have an agreement for the driveway

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9) Sign Ordinance:

- a) C. Narveson had nothing.

10) Buildable Lot Exchange:

- a) C. Narveson stated that we are going to have more situations like these in the future.
 - i) J. Ott asked that if a third party would do a title search will it show that there is not a building site. C. Gallhouse stated it would not, but towns have adopted an ordinance that states it has to say on the deed where the building site goes. J. Freitag stated that there needs to be a document that is filed with the register of deeds that tells you if it is buildable or not, but he is not sure if this practice is followed. C. Narveson liked the idea of putting where the building site is on the deed. J. Ott asked if Mike Fenley comes in and checks if there is open space or buildable lots. D. Streiff mentioned we need to check with Mike Fenley to see what he goes through to approve a building site. J. Freitag suggested that we need to let Mike Fenley know that we need to see it before it's approved, and have a possible checklist. C. Gallhouse mentioned that we need to check to make sure the buildings are in the building envelope and we should be able to see the envelope on the CSM. B. Elkins stated the building inspector should always check where the house is going to be placed and suggested this is an ordinance issue. B. Elkins mentioned that a lot of the 35 acre lots need to have on the deed how much open space there is.
 - (1) M. Roesslein will speak with Rick Maliszewski from Ekum and find out what we decided when he was here, ask Mike Fenley to attend the next meeting, and check with Dale Hustad about Affidavits. C. Narveson will check with attorney on checklist.
 - (2) C. Gallhouse suggested we work on one or two problem sites a year so we can be ahead of them when they come in with questions.
 - (a) M. Roesslein will do research on Crawford property for the next meeting.

11) Sheds with Living Quarters:

- a) C. Narveson asked if we should we have standards as far as whether or not a shed should have living quarters.
 - i) C. Gallhouse stated the county does not check anything with us when it comes to building sites. J. Ott mentioned Mike Fenley still needs to issue the occupancy. C. Gallhouse said even though it will always be after the fact. C. Narveson suggested we need a checklist about what to ask Mike Fenley. J. Ott stated that the bottom line is that is not the kind of development that we want, because the property will not be as valuable then. C. Narveson stated it would have to be in our ordinance how we handle size, overhangs, continuous foundation, etc. Do we want to work on some sort of housing standard for a single family house in New Glarus? J. Ott asked if we allow tree houses. C. Narveson stated that he is not sure if we can deny tree houses.
 - ii) Peter Herdeg's Property will need to go to ETZ. C. Narveson mentioned that we said it was a buildable lot.
 - iii) J. Freitag suggested that we need to continue discussing this topic. C. Narveson stated he will work with M. Roesslein on this.
 - (1) J. Freitag stated that M. Roesslein should do research to see if there are any other towns with town requirements/ordinances. You could also check with the Clerk

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Network for places with county zoning. C. Narveson will talk with Mark Hazelbacker about our checklist.

12) Comprehensive Plan:

- a) C. Narveson will ask Mark Hazelbacker if we can adopt this Comprehensive Plan and make amendments to it. C. Narveson likes C. Gallhouse's idea of handing out sections and then making a report on them and reviewing them together from there. C. Narveson stated we should start this in October.
- i) J. Freitag motioned to start reviewing the Comprehensive Plan in October 2016. J. Ott 2nd. Motion carried.

13) Developer Agreements:

- a) C. Narveson stated that we decided each subdivision is going to have a developer's agreement. J. Freitag mentioned that he does not know if our current developer's agreement is perfect, but it is pretty comprehensive. C. Narveson stated he say we pull this topic off the agenda and tell them we have one.
- b) Motion to reconsider the amended minutes to change the word splits to development rights:
 - i) J. Freitag moved to reconsider the amended minutes to change the word splits to development rights. B. Elkins 2nd. Motion carried.

14) Schedule Next Meeting Date and Agenda:

- a) Meeting Date: Thursday, July 28, 2016 at 7:00pm.
 - i) Agenda:
 - (1) Sheds with Living Quarters
 - (a) Other Town Requirements/Ordinances
 - (b) County Zoning
 - (2) Buildable Lot Exchange
 - (a) Mike Fenley
 - (b) Ekum
 - (c) Checklist
 - (d) Affidavits
 - (3) Crawford Property
 - (4) Sheds with Living Quarters
 - (5) Add Comprehensive Plan to the October Agenda

15) Adjourn:

- a) J. Freitag moved to adjourn at 9:15pm. D. Streiff 2nd. Motion carried.